

February 9, 2014. SWSA Board Meeting

Start: 6pm

Present: Kevin Pace, Aaron Dolan, Stephanie Rothermich, Catey Terry, Kristie Deneke, Jennifer Doll, Jennifer Dubenski, Stewart Johnson, Pete Doll, Debbie, Marcey Mertens, Sam Phillips, Melinda Odum, Debbie Rodmans.

Absent: Greg Linhares & Tron Jordheim

Craig Hurst, Chris Hurst and Jamie Bunch of Columbia Pool & Spa in attendance to share pool renovation "Scope of Project", 3 renovation options, drawings & cost.

Jamie Bunch will be involved as construction manager (he has 12 + Year experience). Chris Hurst is Columbia Pool and Spa store and service manager.

1. Reviewed scope of project.

- Tear out existing main pool (4370 sq. ft.) and baby pool (400 sq. ft.)
- Tear out all concrete pool deck with exception of concrete under pavilion on south side of pavilion of club house (approx. 10,000 sq. ft. Total).
- Tear out metal structure and footings adjacent to baby pool.
- Tear out existing chain link fence around the pool and basketball court with exception of fence surrounding tennis court.
- Tear out existing wood fence on pool side of equipment area.
- Haul off all debris.

Construct new 5423 square foot pool with zero entry and 400 square foot baby pool with new PVC plumbing ran to pump house from pool and baby pool. Gravel base including under pools and 3' wide gravel backfill around pool perimeter. Pool surface to be finished with durable Cool Blue Diamond Quartz plaster. Diving well depth to be 10', and main pool depth to be between 3'6" and 4'6".

Includes new 10hp pump with new butterfly valves and flow meter for pool. Pool includes seven 500 Watt white lights, and two 100 Watt white lights. Baby pool includes two lights, new pump, filter, chlorinator and flow meter. Includes four handrails and three ladders for pool, and one handrail for baby pool. Pool includes six starting block platforms with anchors, one guard stand, a 1 meter dive stand with 16 foot board, a 3/4 meter dive stand with 12 foot board, two handicapped lift anchors on pool (lift not included), wall anchors at each end of pool for race lane dividers (dividers not included), rope anchors at deep and breakpoint with rope and floats.

Pool includes continuous band of ceramic tile at water line, ceramic depth and no diving tiles are required by city code on waterline and on pool deck, black non-skid ceramic tile on pool floor at breakpoint to diving well, , 6 inch wide black non-skid ceramic tile for race lines and wall targets, nonskid ceramic tile on edge of steps from zero entry to main pool, non-skid ceramic tile at entrance to zero entry from pool deck. Includes waterline tile and depth markers for baby pool.

Cool includes 14 skimmers, 32 returns, 2 unblockable main drains, auto fill for main pool and baby pool. Baby pool includes one skimmer, two main drains, and two returns.

Include 6 foot commercial grade chain link fence with one gate, and 6 foot wood privacy fence to replace existing fence.

Pour 14,524 square foot of standard broom finished concrete with Cantilever radiused coping. This is approximately a 28 foot perimeter around pool with the exception of being only 12 foot wide at clubhouse and baby pool.

EXCLUSIONS: tree removal, electrical, bonding of pool deck, parking lot repair if necessary, landscaping, water supply for auto fill if not available in or around pump room, removal of underground utilities or obstructions, additional excavation or breaking required if solid rock discovered, gravel fill required if underground springs or cavities are discovered, utility pole removal and replacement.

2. Discussion/comments: 3 guards will be needed for the new pool due to size and configuration. Currently need two. One will stand in the zero entry area. One permanent stand and already have a portable stand that can be used. In order to accommodate for increase in guards at pool, may need to eliminate guard at pool entrance and require one guard to manage both member check in and sale of ice cream in guard room. Will need to reconfigure member entry with something such as ropes or non-permanent device.

Most new pools are a plastered finish as contractor is recommending for pool renovation. New pool will look "smooth and shimmer with blue crystals". Not require painting. If pool chemicals are used correctly, quartz plaster finish should last 20 -25 years per contractor.

Changed diving well depths meet code/regulations.

Minimum 3 ft 6 inch pool depth needed for use of swim team starting blocks according to contractor. Members would like to check codes, guidelines, safety.

Will not lose playground. Zero entry option will remove basketball court, but sun deck will not. If baby pool is eliminated we can maintain half basketball court.

Still need bids for electric, parking lot, legal fees.

3. Timeline. Within a couple of months (April 2014) contractor needs guarantee that we are moving forward with pool renovation. Then sign contract and provide 10% down for project. State code (every pool over certain size needs gutters). Can get variance to bypass codes. Do this over summer. Upon close of pool (September 2014) will demolish and clear. By end of November will have plumbing, shell, concrete, tile, and back filled. In spring of 2015 complete concrete and fence and plastering. This will be contractors priority project next winter. They will get as much done as possible in the fall. Will have pool open by Memorial Day 2015.

4. Revisions to proposed plan requested by board. Board requested that contractor provide new plan and cost to include:

- a. Eliminate baby pool and expand zero entry with no steps at end of zero entry. (Breakpoint between zero entry area and deeper, marked lanes area).
- b. Maintain covered area in current baby pool area and fill with concrete rather than grass. This will maintain a shaded area.
- c. Maintain half of the basketball court rather than eliminating.
- d. 6 ft. Fence between pool and half basketball court.

5. Financing of pool renovation.
 - a. In order to obtain financing for pool renovation, pool will need to increase revenue. To increase revenue the pool will need to increase membership and request a one time assessment fee from members.
 - b. Monetary donations for pool renovation are requested from members who wish to participate.
 - c. Loan will be a Construction loan. Majority of debt repayment will not start until summer 2015.

6. Bylaw changes proposed by board members.
 - a. Increase membership capacity from 300 to 400 families. However, only 50 new memberships will be offered 2014 summer. Increasing to 400 will eliminate future need to increase membership capacity.
 - b. Eliminate Emeritus capacity. By-law to include all members 65 and older can move to Emeritus membership if wanted. Must be full member for one year prior to moving to Emeritus membership.
 - c. Change by-law to give board authority to get a loan/incur debt. (Need 36 months to secure loan.
 - d. All current members pay one time, \$100 assessment fee. (Needed to secure loan for pool renovations per bank/lender.

Deadlines and Next Steps:

1. Sam Phillips to contact attorney, Skip Walthers, to discuss legal matters associated with above.
2. Columbia Pool & Spa to provide plan changes and costs discussed in meeting.
3. Jennifer Doll will talk to the bank about above and verify max loan amount that can be obtained for pool renovation. (This will be done after contractor provides new numbers.
4. **Letter to all pool members must be drafted, reviewed and approved by board members and emailed/mailed to all members no later than February 22, 2014. To include proposed by-law changes, proposed new board members, date/time of annual meeting, etc.**
5. Identify whether or not the board will to meet prior to 2/22/14 regarding email/mail to all members.

******Secretary will contact board president to review above and to request letter to members be drafted and forwarded to board members for review and approval.**

Meeting adjourned at 8:03pm.

Minutes submitted by Melinda Odum.